



Meeting Summary
March 10, 2010

Attendance:

Panel Members: Phillips S. Engelke, Chair
Henry Alinger, Vice Chair
Phyllis Cook
Rob Hollis
Mohammad Saleem
Donald Taylor

Office of Law: Lisa O'Brien

DPZ Staff: Dace Blaumanis, Bill Mackey, Mary Smith

Applicant: Architect: William Meyers 2nd, Meyers + Affiliates, Inc.
Owner: Louis Mangione, Mangione Enterprises

1. Call to Order

Chair Phil Engelke opened the meeting at 7:30 p.m. Chairman Engelke asked for introductions of all the participants.

2. Review of Plans #10-01, Lorien Nursing Home – Elkridge - Architect, William Meyers, stated this project rounds out the number of Lorien health care projects in Howard County. The site is where the Copper Stallion Hotel/Motel had been, located on the east side of US 1. The site is surrounded by a stream, stream buffers and wetlands on three sides of the site, noting that Deep Run was located at the lower end of the site.

The plans are for a three-story nursing home which will be expanded, if the market warrants, with assisted living and medical facilities. The building provides a hard edge along US 1 to comply with the Route 1 Manual requirements. The entrance to this facility is directly across from Blue Stream Drive. The site was originally classified CE-CLI. In 2009 the property was rezoned, with a Documented Site Plan, to the POR District. The site is about 11.5 acres. POR requires a 30-foot setback from US 1 but the applicants propose a 10-foot setback in keeping with the setback of the CAC Zoning District of the Route 1 corridor. This setback will require the grant of a variance.

All members gave ideas and offered suggestions regarding consistency in designs.

By unanimous consent pursuant to each motion duly made and seconded, the DAP adopted the following recommendations with respect to the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP member Don Taylor offered the following motions:

1. "I would move special attention be given to the issue of addressing screening of the dumpster and oxygen tank." Seconded by R. Hollis.
2. "I also move that we ask the designer to spend some time investigating alternative fenestration arrangements." Seconded by R. Hollis.
3. "I would recommend that there be some study given to alternative massing, particularly of the roof." Seconded by P. Cook.

DAP member Mohammad Saleem offered the following motions:

4. "I make a motion to recommend that the entrance be stronger and more functional and to be somewhere between the physical therapy and the nursing unit area." Seconded by P. Cook.

"I move to recommend for the design team and owner to consider giving a more urban character to the site, looking at that this may set a trend for the future development for the Route 1 corridor. I recommend to think about the vocabulary to utilize a contemporary building language." M. Saleem retracts this motion.

"I move to recommend for the applicant to utilize elements that would emphasize urban character for the design of the site." Motion fails due to lack of being seconded.

DAP member Hank Alinger offered the following motions:

5. "We would like to see some consideration of simplification of the facade of the overall architectural design and consideration of some contemporary elements that could be introduced to enhance the overall Route 1 experiences." Seconded by M. Saleem.
6. "Refer back to the Manual on pages 17 and 51 for good examples of the [desired building] character." Seconded by M. Saleem.
7. "I would move that the developer consider the opportunity for a temporary park ahead of the second phase of the development that finishes the courtyard. Look at that as a marketing opportunity and just an opportunity to create a great green space for the residents and visitors." Seconded by M. Saleem.

DAP member Mohammad Saleem offered the following motion:

8. "I move to recommend to utilize more day lighting and the views from the corridors to the outdoors." Seconded by P. Cook.

DAP chair Phil Engelke offered the following motion:

9. "I would recommend that there be a hierarchy of your overarching Lorian brand and the subsidiary assisted living medical facilities with an eye toward helping the driver make a decision as he is moving along Route 1, which might be a lower level of signage at some point in the future. I would not want to see all that stuff on your building. My recommendation would be that you might consider some sort of an entry pylon that is illuminated right before you get to the turn. I recommend that you look at a hierarchy of signage going forward. I recommend that you utilize a lower level of site signage at the entries." Seconded by H. Alinger.

DAP member Hank Alinger offered the following motions:

10. "I would ask that the developer just relook at the entrance and see if there is any way to create an improved entrance experience by either pushing the building back from the entrance or adjusting the drive somehow to create some more space there so that it has a more welcoming feeling." Seconded by R. Hollis.
11. "I recommend the developer consider special paving at the entrance to improve the crosswalk situation." Seconded by P. Cook.
12. "I would also move that the developer consider addressing the sidewalk particularly as it goes down the hill to look at a way to relieve the slopes that we have now with the 10% sidewalk grade." Seconded by R. Hollis.
13. "I would suggest that the landscape at Route 1 just be a pure double row of trees and that the screening that happens for the parking shift out of that right-of-way and be forward of the parking." Seconded by R. Hollis.

Bill Mackey noted that the duties of the Design Advisory Panel related to downtown Columbia will expand. Bill asked the panel members if they had any advice to prospective candidates interested in serving on the panel. Panel members said a civil engineer that is a LEED Accredited Professional or a developer or a marketing person would be a good addition to the panel. Panel members requested applicants submit materials at either 11"x17" or half size for ease of review and to reduce paper usage. Panel members will review the worksheet provided for making recommendations and send their suggestions to DPZ staff for modification.

Chair Phil Engelke adjourned the meeting at 9:36 PM.